



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, Massachusetts 02370

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TOWN OF ROCKLAND PLANNING BOARD SITE Decision of Public Meeting

APPLICANT: ROCKLAND STATION, LLC

PROPERTY: 171 VFW Drive, Rockland, MA 02370 (Map 24, Parcel 34)

SUBJECT: Accessory Building

HEARING DATE (S):

BOARD MEMBERS PRESENT AT THE **JUNE 25, 2024** MEETING(S): Michael Corbett, Chairman; John Lucas; Charles Williams (*absent James Wells, Randy Hoblitzelle & David Cronin*).

~ You are hereby notified that after careful consideration of your application the Rockland Planning Board voted:

() to deny the application

(XX) to approve the application for Site Plan subject to the conditions hereto annexed.

DECISION: On **June 25, 2024**, the Board voted 3-0 to approve the Site Plan with the following conditions.

FILING DATE OF DECISION: 6/26/2024

Waiver Requests Approved

- 1) R&R §III.C.2.e.1 requires drainpipe to be reinforced concrete and the minimum cover over drain pipe to be 2.5 feet. High-density polyethylene (HDPE) drainpipe is proposed and there will be less than 2.5 feet of cover in some locations. We note that HDPE pipe has an H-20 load rating with one foot of cover. *****Any issues it is agreed it is the applicant's responsibility*****
- 2) R&R §III.C.2.f.1 allows subsurface infiltration systems only when a waiver is granted by the Board. As noted above, a subsurface infiltration system is proposed. *****Any issues it is agreed it is the applicant's responsibility*****

I ~ Specific Conditions

- 1) Contact Conservation, provide documentation whether you do or don't need to go before, if yes, provide copy if approval or denial.
- 2) Contact Sewer & Water provide evidence of their decision approval or denial.
- 3) Granite curbs on the radius entrances on Pleasant Street (both of them) and Cape Cod berm as per plans elsewhere.

- 4) *Must follow the recommendations/conditions of the Town Engineer PGB Engineering (included with this decision).*

II ~ General Conditions

1. The applicant shall comply with conditions set forth by the Zoning Board (if applies).
2. The applicant shall comply with the order of conditions set forth by Conservation (if applies).
3. The applicant shall have Sewer/Water approval (if applies) and comply with conditions set forth and provide a copy of approval to the Planning Board.
4. The applicant must comply with all specific conditions set forth by the Planning Board.
5. That any business residential/commercial that requires deliveries and trash pick-up must be done within the hours of 7:00am-7:00pm.
6. That any modification of the plans cited above, which modification is substantially different from the plan presented at the public meeting, shall be submitted to the Board to be reviewed and accepted by the Board prior to any construction commencing.
7. That prior to an Occupancy Permit being issued by the Building Department an "As Built" plan prepared by a Registered Civil Engineer shall be submitted to the Board for its approval; such plan shall bear the following certification: **"I certify that this project has been constructed in conformance with the approved plan and that any changes from said plan have been previously approved by the Rockland Planning Board"**.
8. If necessary, during construction the applicant is required to control erosion. Silt sacs shall be installed in all catch basins in the area of construction. The silt sac shall be cleaned as necessary. All disturbed areas must be stabilized prior to November 30th during construction to prevent erosion during the winter months.
9. The applicant is required to being construction within two (2) years from the times of the Site Plan Approval. The applicant will have to return to the Planning Board for any time extensions after the two (2) years.
10. The applicant is required to keep all roadways free and clear of debris at the discretion of the Rockland Highway Superintendent during construction.
11. All Road Opening requirements are at the discretion of the Rockland Highway Superintendent.
12. The applicant shall comply with all any permits required by the Town of Rockland relating to construction of this project.
13. The Town's Representative from the Planning Board or its successor, including the Town's designated Engineer shall be permitted to access the property for the purpose of reviewing the work and progress of the work during construction.
14. During construction the Applicant shall schedule inspections of the drainage system with the Planning Board's consulting Engineer. Inspections shall include the following:
 - A- Botton of all excavated areas for drainage structures.
 - B- After all drainage pipe installation and before backfill.
 - C- Top of fill replacement area.
15. Material compaction reports will be sent to the Town's designated Engineer and the Planning Board Chairman for the Site Plan file.
16. The Applicant will have the Town Engineer inspect all drainage basins, and landscaping during and upon completion of work.
17. The Applicant will be responsible for the Engineer cost incurred for the preconstruction meeting, drainage inspections, scheduled inspections, final inspections and the As-Built review.
18. A signed Plan and Rockland Planning Board Certificate of Action is to be on-site during construction.

19. Approval of the Planning Board Site Plan does NOT constitute approval of any other Rockland Board or Commissions. Approval does NOT include any town department that will require additional review or permitting. Approval does NOT guarantee this issuance of a Building Permit.
20. This Site Plan Approval is subject to and conditioned upon the applicant submitting final building plans acceptable to the Building Commissioner that depict all site and building improvements and additionally comply with all local, state and federal laws and regulations, including site, access, setback, stormwater management, building, sign and wetlands.

ANY PERSON AGGREIVED BY THIS DECISION MAY APPEAL TO THE SUPERIOR COURT DEPARTMENT FOR PLYMOUTH COUNTY BY BRINGING ACTION WITHIN TWENTY (20) DAYS AFTER A DECISOIN HAS BEEN FILED IN THE OFFICE OF THE TOWN CLERK.

*** The twenty (20) day appeal period ONLY applies to Public Hearings not Public Meetings ***



Michael Corbett
Chairman, Rockland Planning Board

6/25/2024

Date Approved

PGB ENGINEERING, LLC

CIVIL ENGINEERING DESIGN & CONSULTING

49 TUPELO ROAD
MARSHFIELD, MA 02050-1739

Tel.: 781-834-8987
PGBEngineeringLLC@gmail.com

June 17, 2024

Rockland Planning Board
Town Offices
242 Union Street
Rockland, MA 02370

Subject: **171 VFW Drive – Site Plan**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents related to the proposed accessory building and appurtenant work at the subject location:

- Site Plan (7 sheets), revised June 14, 2024, prepared by Zenith Consulting Engineers, LLC (ZCE)
- Response to comments letter, dated June 14, 2024, prepared by ZCE

The documents have been prepared to address comments contained in our June 12, 2024 letter to the Board. Below are the comments from our June 12th letter in plain text, followed by the current status of each in **bold text**.

1. The drainage calculations indicate that the proposed subsurface infiltration system is capable of infiltrating runoff from all proposed impervious surfaces for all storms up to and including the 100-year event. Therefore, there will be no increase in post-development rates or volumes of runoff. We also note that the proposed stormwater design will be in compliance with the MassDEP Stormwater Standards. **Informational, no response required.**
2. R&R §III.C.2.e.1 requires drainpipe to be reinforced concrete and the minimum cover over drain pipe to be 2.5 feet. High-density polyethylene (HDPE) drainpipe is proposed and there will be less than 2.5 feet of cover in some locations. A waiver should be requested. We note that HDPE pipe has an H-20 load rating with one foot of cover and the Board has granted this waiver on private property in the past. **A waiver is being requested from this regulation and it is listed on the Cover Sheet of the plans.**
3. R&R §III.C.2.f.1 allows subsurface infiltration systems only when a waiver is granted by the Board. As noted above, a subsurface infiltration system is proposed. A waiver should be requested. We note that the Board has granted this waiver in the past for privately owned systems on private property. **A waiver is being requested from this regulation and it is listed on the Cover Sheet of the plans.**

4. The locations of proposed inspection ports should be shown in plan on the subsurface infiltration system. At a minimum we recommend an inspection port over each chamber with an inlet/outlet pipe and on every other row of the system. **Addressed – inspection ports are shown in plan on the Proposed Conditions Plan.**
5. We recommend that the catch basin hoods be The Eliminator, Snout or equal. **Addressed – the Precast Concrete Catch Basin detail has been revised to specify the hoods as recommended.**
6. To control runoff between the placement of the binder and top courses of pavement, the Cape Cod berm should be installed integrally with both the binder and top courses. **Addressed – the Cape Cod berm detail has been revised to show the berm to be placed with both pavement courses.**
7. The proposed van-accessible handicap space and painted 8-foot-wide aisle should be switched so that the painted aisle is on the passenger side of the parking space. **Addressed – the van-accessible handicap space and painted 8-foot-wide aisle have been switched as recommended.**
8. There is a twenty-foot-wide right-of-way shown in the southeast corner of the proposed development area (see Existing Conditions Plan). The Applicant should provide information on this right-of-way to confirm that the proposed work will not interfere with the purpose of the right-of-way. **Addressed – in the response, ZCE explained that the right-of-way was for the benefit of 171 VFW Drive and now that the parcels have been combined, the right-of-way is no longer needed.**
9. The scale of the Erosion Control Plan is incorrect, it should be a 30 scale. **Addressed – the scale has been corrected.**
10. The Applicant should provide documentation that sewer service is available as there is a connection moratorium currently in place. **Not addressed – should the Board approve the project, we recommend that a condition of approval be that the applicant must provide evidence that the Sewer Commission has agreed to allow the sewer connection.**

Please give us a call should you have any questions.

Very truly yours,

PGB Engineering, LLC

By:



Patrick G. Brennan, P.E.



PGB